

**MINUTES
TOWN OF FORT MILL
BOARD OF ZONING APPEALS
SPECIAL CALLED MEETING
June 30, 2015
6:00 PM**

Present: Jim Thomas, Scott Couchenour, Becky Campbell, Jody Stegall, Terri Murray,
Assistant Planner Chris Pettit

Absent: Ryan Helms, Charles Stec

Guests: Roger Attanasio (LS3P Associates), Glenda Wyke (Resident), Jon Hattaway
(Cumming Corp.), David Bellamy (LS3P Associates, Scott Childers (ESP
Associates), Matt Reiking (ESP Associates), John Marks (Fort Mill Times), June
McCoy (Resident), Lorraine Watkins (Resident), Russell Watkins (Boy Scouts –
Troup 832)

Chairman Thomas called the meeting to order at 6:00 pm and welcomed everyone in attendance.

APPROVAL OF MINUTES

Mr. Stegall made a motion to approve the minutes of the April 20, 2015 meeting as submitted by staff. Mr. Couchenour seconded the motion. The motion was approved by a vote of 4-0, with Ms. Murray not yet present at the time of the vote.

PUBLIC HEARING ITEMS

1. **Variance request from Fort Mill School District (2257 Vista Road):** Chairman Thomas provided a brief overview of the variance request, the purpose of which was to allow an increase in the 35' maximum building height and to allow an increase in the 16' maximum lighting fixture height. Mr. John Hattaway, on behalf of the applicant, provided a brief introduction to the project with Mr. Roger Attanasio providing a detailed description of the reasons behind the applicant's request. The applicants are requesting an increase in the maximum building height from 35' to 52' in order to allow the applicant to construct a three-story structure. Mr. Attanasio noted that the property is restricted from a stream and topographical issues, which requires the applicants to vary from the requirements of the zoning ordinance in order to utilize the site. Mr. Attanasio also provided details on the applicant's request to increase the maximum lighting fixture height from 16' to 81' for the proposed athletic field lighting, where it was noted that the requested height was typical for athletic lighting and that lighting at 16' would not provide enough lighting for the fields to be utilized after dusk.

Chairman Thomas asked if there was anyone present wishing to speak for or against the variance request. Ms. Glenda Wyke, resident from Vista Road, asked if traffic would impact Vista Road. Mr. Attanasio noted that there are no planned entrances off Vista Road.

Chairman Thomas asked if all other lights on the property would conform to the requirements of the zoning ordinance. Mr. Attanasio noted that all other lighting would conform to the 16' maximum lighting height requirement, except for the athletic lighting if a variance is approved. Chairman Thomas asked if the athletic lights would spill on adjacent properties. Mr. Scott Childers noted that the applicants had done everything they could to mitigate it and that the increased heights would actually allow the applicant to better focus the light on the field and reduce the spill onto adjacent properties.

Hearing no further discussion, Chairman Thomas called for two separate motions for the two individual requests. Ms. Campbell made a motion to approve the variance to allow a maximum building height of 52'. Mr. Stegall seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 5-0. Mr. Couchenour made a motion to approve the variance request to allow a maximum fixture height of 81' for the athletic field lighting surrounding the athletic fields. Ms. Campbell seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 5-0.

There being no further business, the meeting was adjourned at 6:28 pm.

Respectfully submitted,

Chris Pettit, AICP
Planning Department